



Meeting Minutes

PMP RECONSTRUCTION PROJECT INFORMATIONAL MEETING

City Project Number: 2016-501

MEETING MINUTES

Tuesday, April 12, 2016 (5:30 PM)

Bloomington Public Works (Training Room)

ATTENDEES:

Dean Ginter	8601 Bloomington Ave S
Loren Gustafson	8801 Bloomington Ave S
Elden Lonneman	8901 Bloomington Ave S
Joe Schmitz	8831 Bloomington Ave S
Jon Oleson	8725 – 2 nd Ave S

STAFF ATTENDEES:

Jen Desrude	Engineering
Tim Kampa	Utilities
Julie Long	Engineering
Cecilio Santana	Engineering

An informational meeting was held to discuss the proposed sanitary sewer / street project and the estimated assessment notice sent to property owners. The meeting began with staff introductions and a PowerPoint presentation about the project and assessments.

Staff noted that the property owners will not be assessed for the street reconstruction since the pavement condition did not warrant a full reconstruction. However, it is the City's policy to install curb and gutter with any residential street reconstruction. Since curb was being installed for the first time the costs for the curb would be assessed per the Pavement Management and Special Assessment policies. In addition, since the street will likely not be reconstructed for about 70 years, most of the property owners will be getting the benefit of a full street reconstruct without having to pay an assessment for the pavement.

Copies of the slides follow the minutes.

After the presentation, staff opened up the discussion to general questions. The following are questions asked during the meeting:

1. **Does the temporary water service have the same water as the rest of Bloomington?**
The water is from the same source as the normal water service. The pipes used for the temporary service will be treated and tested before they are connected to each home.
2. **Can the temporary water be used to water lawns?** *Yes.*

3. **When will this project start?** *It's estimated to start in June.*
4. **Will the new road be even on both sides?** *The road will be centered in the right-of-way.*
5. **Why was Bloomington Avenue sealcoated a few years ago?** *At the time the sealcoat was done, the Maintenance staff did not know that this project would occur in this location in 2016. There were a few alternatives studied.*
6. **Are corner lots assessed for both sides?** *Corner lots that are less than 150' deep are only assessed for one side; corner lots greater than 150' deep are assessed for the second side, the difference between the lot width and 150'. In this neighborhood, most of the properties are less than 150' deep, so they will be assessed for curb only at this time, but may have a surfacing-only assessment with a future PMP.*
7. **How is the interest rate determined?** *The City sells bonds to pay for the project. The interest rate is determined by the Finance Director and is based on a number of factors, including the interest the City will pay when it sells bonds, closing costs, and legal fees.*
8. **Will there be a noticeable disruption in sewer service?** *The property owners should not notice a difference in sewer service.*
9. **If the road will be closed for access during portions of the project, can the City guarantee that parking tickets will not be issued for parking on the side streets?** *City staff will check the parking restrictions on the surrounding streets and work with the Traffic Engineering staff to make sure there is parking allowed on nearby side streets during the project.*
10. **How far into each yard will the project go?** *Each sewer service will have to be reconnected, and it will vary by property.*
11. **How will project notifications be handled?** *Two weeks prior to construction starting, each property owner will receive a mailing with key contact information. Prior to shutting down each section of street, the property owners will be notified. The inspectors or contractor staff will knock on doors before work begins that would prevent cars from leaving the property. Properties with occupants with disabilities will be accommodated as best as possible.*
12. **Where will the work start?** *Typically, the contractor will start at the downstream end and work upstream, so that would be from 90th to 86th. However, the contractor may have reasons to go the other way, and staff will not know that answer for certain until after the contractor is selected.*
13. **How will the project phasing occur?** *The contractor will only be allowed to close one block at a time. The will put in the temporary water service for a block, then do the*

sanitary sewer work for one block, then put back the watermain and storm, then install the Class 5, which is a drivable surface. It is expected that this sequence would happen on each block.

14. **How long will the work take?** *It will go into the fall of 2016, weather permitting.*
15. **Last year, Gopher One Call had flags up and down Bloomington Avenue, why?** *In advance of the project, our Survey Crews needed to collect topographic information about the street so that staff could prepare the plans this year.*
16. **When can we remove those Gopher One flags?** *The Gopher One flags are only valid for a short amount of time. They can be removed a few days after they are placed. During the project, there will be construction stakes. Please do not remove or move them without asking the inspector. Many times it is okay to move them for lawn mowing, but it is best to ask.*
17. **There was a flyer mailed from CenterPoint, will their work coincide with this work?** *Yes, they will be televising the sanitary sewer services for “cross connections” or when the gas line was installed through the sanitary sewer service, and they will correct any issues that they find.*
18. **On 86th Street, how will the sewer end?** *The project will end with a manhole.*

It was requested that those with individual questions that were more specific to each property stay after the meeting to speak with staff one-on-one. Many questions asked were typical for that of a PMP Street Improvement project and staff was able to answer those questions.

Comment cards were also provided and the one comment was received:

*It was very informational. All my questions were answered.
Loren Gustafson, 8801 Bloomington Ave*

CORRESPONDENCE:

From the time the estimated assessments were sent out until the Public Hearing, staff responded to two phone calls with questions about the project and special assessments.

All correspondence received as of 8 AM on Wednesday, April 13, 2016 is attached to these minutes. Any additional correspondence received after 8 AM on Wednesday, April 13, 2016 will be provided to Council as a handout before the City Council meeting on April 18, 2016.

2016-501 Sanitary Sewer (curb) Call log

4/6/16, 10:45 AM: Jen Desrude spoke with Marion Ryder of 8625 Bloomington Avenue South. She is very upset and angry that the City is going to be assessing her for the curb installation in front of her house. She indicated that one of her neighbors is also unhappy. She doesn't think the work is needed. She is trying to stay in her home and she's 94 years old. She is concerned because her taxes continue to increase and now there is a \$2,140 special assessment on top of it. She stated that she does not like this and it is not the right thing to do because the City is making it very difficult for old people to stay in their homes. Jen described the Hardship Deferral program and offered to send her information regarding the Hardship Deferral in the mail. Ms. Ryder indicated that she wanted this message about not wanting curbs passed along to the City Council.

Bloomington Ave Sanitary Sewer Project



INFORMATIONAL MEETING
Tuesday, April 12, 2016
CITY OF BLOOMINGTON, MN

Meeting Agenda

- Sanitary Sewer Project Need & Overview
- Street Restoration
 - Street Policies
 - Pavement Management Program (PMP) Overview
 - Construction Techniques
 - Project Schedule
 - Funding & Assessments
- General Questions
 - Questions that apply to the whole group
- Specific Questions about your property
 - Please wait until after the meeting

Project Need

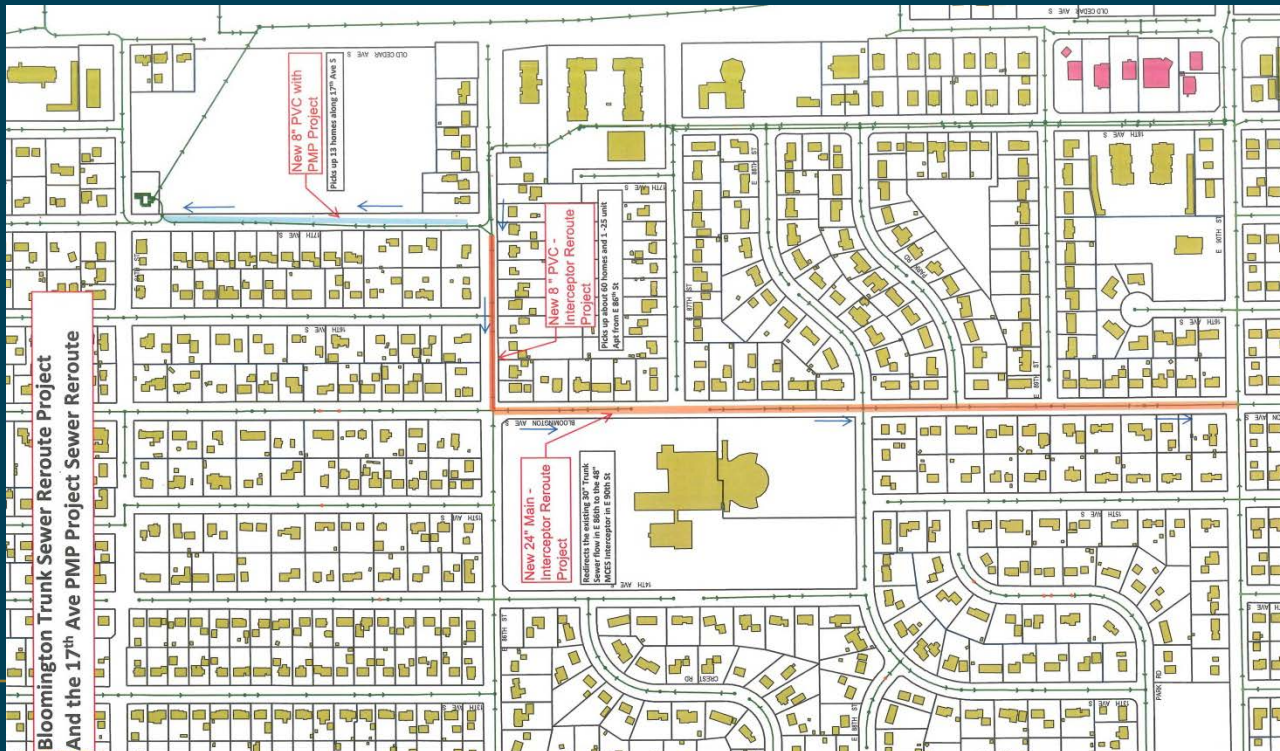
- Metropolitan Council Environmental Services (MCES) is responsible for collecting and treating wastewater in the metro area including Bloomington
 - MCES needs the City to connect to a different point on their interceptor system to preserve downstream capacity
 - MCES intends to transfer a sewer interceptor to the City

Sanitary Sewer

- New 24" main in Bloomington Ave from 86th Street to 90th Street
 - Redirects the existing 30" trunk flow from 86th Street to the 48" interceptor in 90th Street
- New 8" PVC in 86th Street from Bloomington Avenue to 17th Avenue
 - Redirects sewer from 60 homes & one 25 unit apartment building

Sanitary Sewer

- New 8" PVC in 17th Avenue from 84th Street to 86th Street
 - Redirects sewer from 13 homes



Sanitary Sewer

- Will include replacement of watermain due to depth of sewer
 - Temporary water services will be used.
 - Connect to existing service lines
 - May see some cloudiness in the water (air & minerals) when first hooked up.
- Access will be challenging at times
 - See City staff if you have special needs

Curb & Gutter

Policy S-A-1

- B618 curb and gutter will be used on all new residential street construction and on all residential street reconstruction projects including where existing curb and gutter is not present.
- Adopted in 2002

Reconstruction Width (streets without curb & gutter)

Policy S-B-1

- Bituminous Pavement

<u>Existing Width</u>	<u>Reconstructed Width</u>
28' or less	28'
29' – 30'	30'
31' or greater	32'

- Staff will vary from this width for unique situations

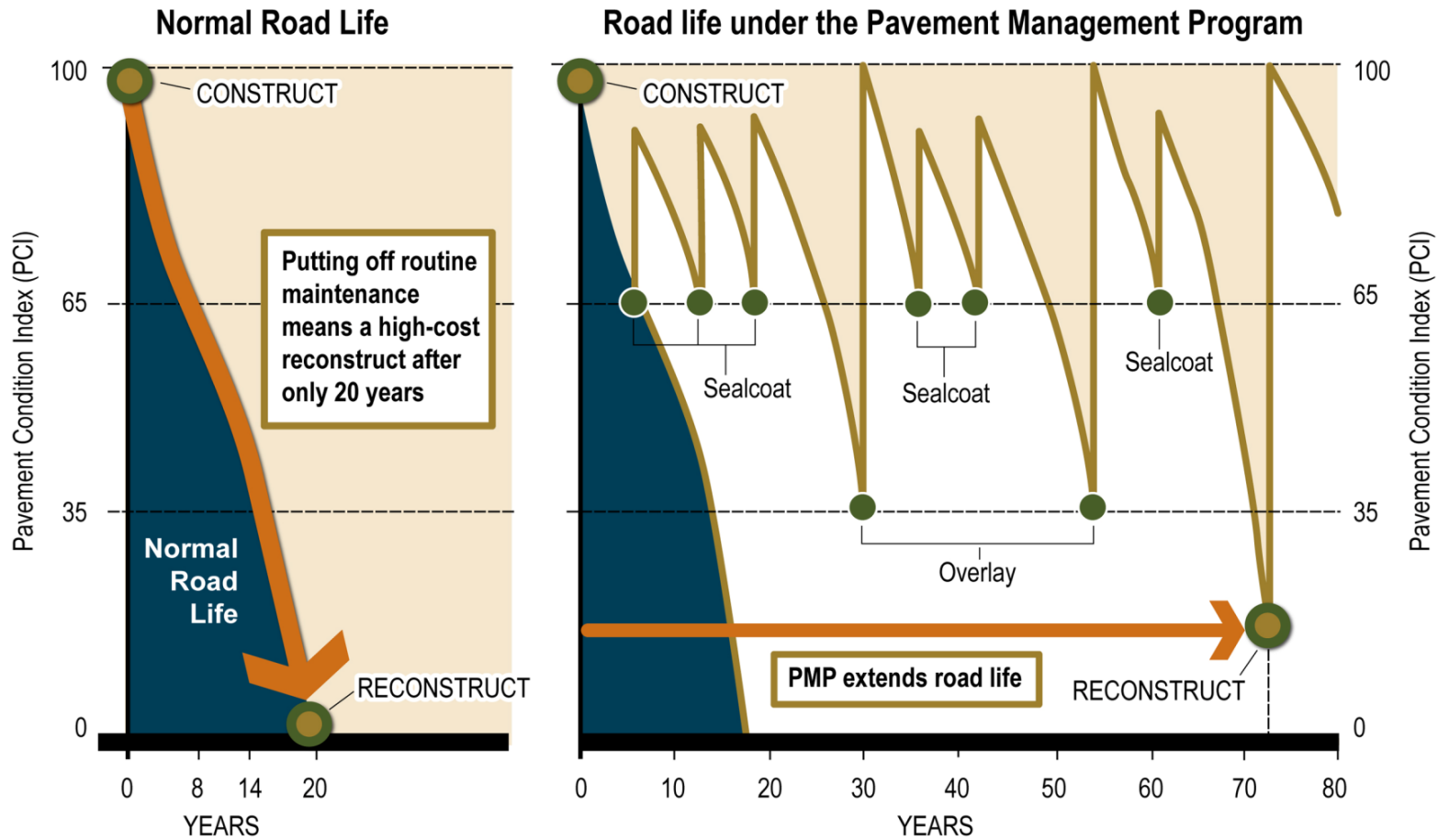
Pavement Management Program (PMP)

- What is PMP?
 - Maintenance plan for streets
 - Reduces costs of street repair by taking the “right action at the right time”
 - Manages assessment allocations
 - » adjacent property owners
 - » to all taxpayers by prolonging street life
- Why do we have PMP?
 - Prior to PMP, methods were leading to system failure

Construction Techniques used in Bloomington

- **Reconstruct**
 - Remove/replace entire pavement section; **install concrete curb and gutter (if not already in place)**
 - Done by a contractor hired by the City
- **Overlay**
 - Grind off portion of existing pavement surface; construct new top layer of pavement
 - Done by a contractor hired by the City
- **Seal Coat**
 - Spray bituminous adhesive on existing surface; apply aggregate; sweep off excess
 - Done by the City's Maintenance Department

Pavement Life Cycle





Tentative 2016 Schedule

- 2014
 - Sewer Alternatives Study
- April 12, 2016
 - Informational Meeting
- April 18, 2016
 - Public Hearing at City Council
- May 2016
 - Complete Design & Bidding
- June 2016
 - Begin construction

Calculating Adjusted Front Footage

- Policy in place since 1962
- Calculation equates all lots to a rectangular lot
- Adjusted Front Footage does not necessarily equal the actual length of property touching the street
- The **Total** Adjusted Front Footage is used to determine the Assessment Rate

Calculating Assessments

- Engineer's Estimate for Project Costs
 - Uses previous year's costs
 - Adjusted for inflation
 - Divide the cost into categories
 - » Curb & Gutter only
 - » Typically have Surfacing category but not this time
- Determine the 100% rate for each Category

Calculating Assessments

- Assessment Rates
 - Single family and two family homes
 - » 25% rate (cost per foot)
 - Other properties (Comm., Ind., Multi-family)
 - » 50% rate (cost per foot)
 - City of Bloomington
 - » Remaining cost of
 - Curb through Citywide Property Taxes
 - 100% of sanitary, including surfacing through Sanitary Sewer Utility fund

Calculating Assessments

- Curb & Gutter
 - Total Est. Curb & Gutter Cost = \$374,000
 - Total Adj. Front Footage = 3,619
 - $\$374,000 / 3,619 = \$103 / \text{foot}$

Calculating Assessments

- Estimated Single & Two-Family Rates (25%)
 - Estimated Surfacing Rate = \$0 for this project
 - Estimated Curb & Gutter Rate = Approx. \$26 per foot
- Estimated Other Rates (50%)
 - Estimated Surfacing Rate = \$0 for this project
 - Estimated Curb & Gutter Rate = Approx. \$52 per foot

Assessment Payment Options

- Pay in full prior to November 25, 2016
- Pay a partial lump sum prior to November 25, 2016 and allow the rest to be paid over 10 years with interest
- Pay over 10 years with interest
 - At any time, the remainder may be paid in full as long as the entire portion of the assessment is paid.

Hardship Deferral

- Age 65 or older or retired by virtue of a permanent and total disability
- Applicant's income is below "very low income" limit
 - In 2015 - **\$30,350** for one person
 - In 2015 - **\$34,650** for two people
- Parcel is homesteaded and is valued at less than the current average value of a single family home in the City of Bloomington
 - In 2015 - **\$219,700**
- Brochures are available

Questions

- Please ask questions that apply to the entire group.
- Staff will be available to answer questions pertaining to specific property or situations following the meeting.
- Comment cards available
- Board showing current proposed design available for viewing